



25 Glynrosa Road, Charlton Kings, Cheltenham, Gloucestershire GL53 8QS

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A spacious split level four-bedroom detached family home located in a popular residential area. Comprising, split level entrance, cloakroom, double aspect sitting room, dining room, kitchen, 4 bedroom and wet room. Garage. 39'x29' rear garden.





Well-proportioned detached family home located in a cul-de-sac within walking distance of Balcarras School.

Entering the house stairs lead down to the living space and up to the bedrooms.

To the lower floor is a light double aspect sitting room with a large picture window overlooking the rear garden. To the rear of the property is a separate dining room again with a large window and lots of good natural light. The kitchen is well fitted with a good array of wooden fronted base and wall mounted units.

The upper floor has a wide landing and features four bedrooms, three of which have fitted wardrobes, and good sized wet room fitted with a white suite.

Outside to the rear is an enclosed garden (c.29'x39') with lawn and shrub beds. Adjoining the entrance hall is a secluded patio which has access to the GARAGE (c.21'x8') and steps leading down to the rear garden. To the front is a wide drive providing access to the garage and providing plenty of off street car parking.

Glynrosa Road is a cul-de-sac of detached houses located close to The Beeches park and the well thought of Charlton Kings Junior School and Balcarras Senior School.

General

Tenure: Freehold

Services: All mains services are believed to be connected.

Local Authority: Cheltenham Borough Council.

Council Tax: Band E

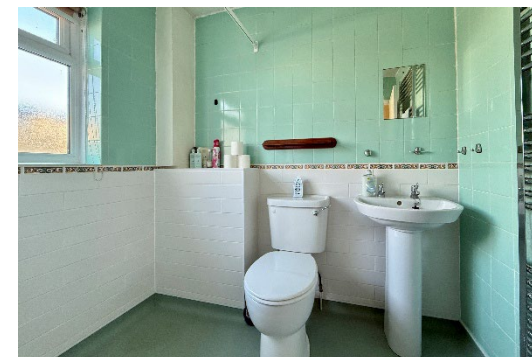
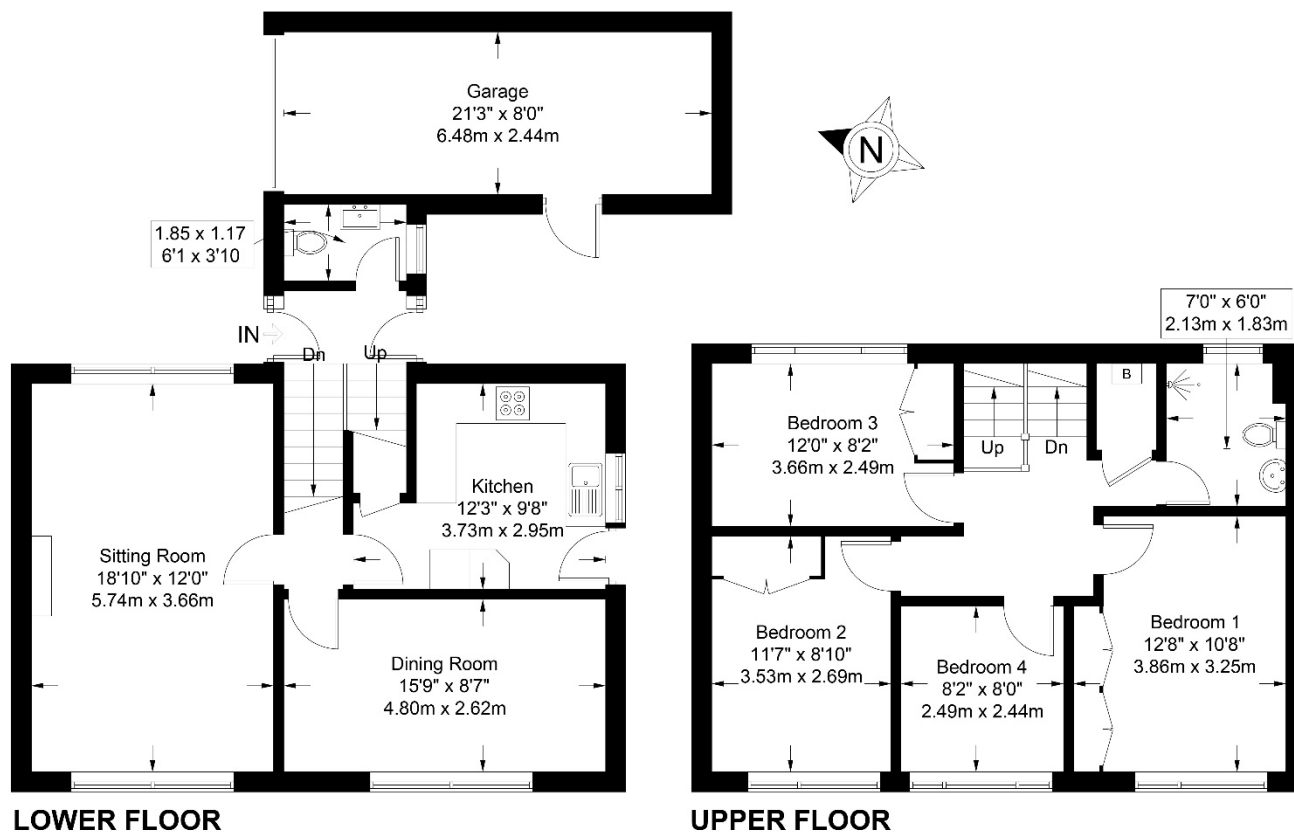
EPC: D (60/75)

Parking: Garage & off street parking.

Heating: Gas fired central heating to radiators.

Additional: uPVC framed double glazed windows.





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 Approximate Gross Internal Area 1175 sq ft / 109.2 sq m (excluding garage)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Purchasers should not rely on room labels as they are chosen by the floor planner and may not have the deemed planning consent for such use.

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